

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number Bridal Trails /Area 68

Last Physical Inspection: 2000

Improved Analysis Summary:

Population: 3363

Number of Sales: 320

Range of Sale Dates: 1/1/01 through 12/31/02

Weighted Mean: 97.4%

COV: 13.84%

Average sales price: \$480,800

*COV is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in the analysis included all sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2002 and parcels with a 2002 assessed improvements value of \$10,000 or less.

The population number excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2002 and parcels with a 2002 assessed improvements value of \$10,000 or less.

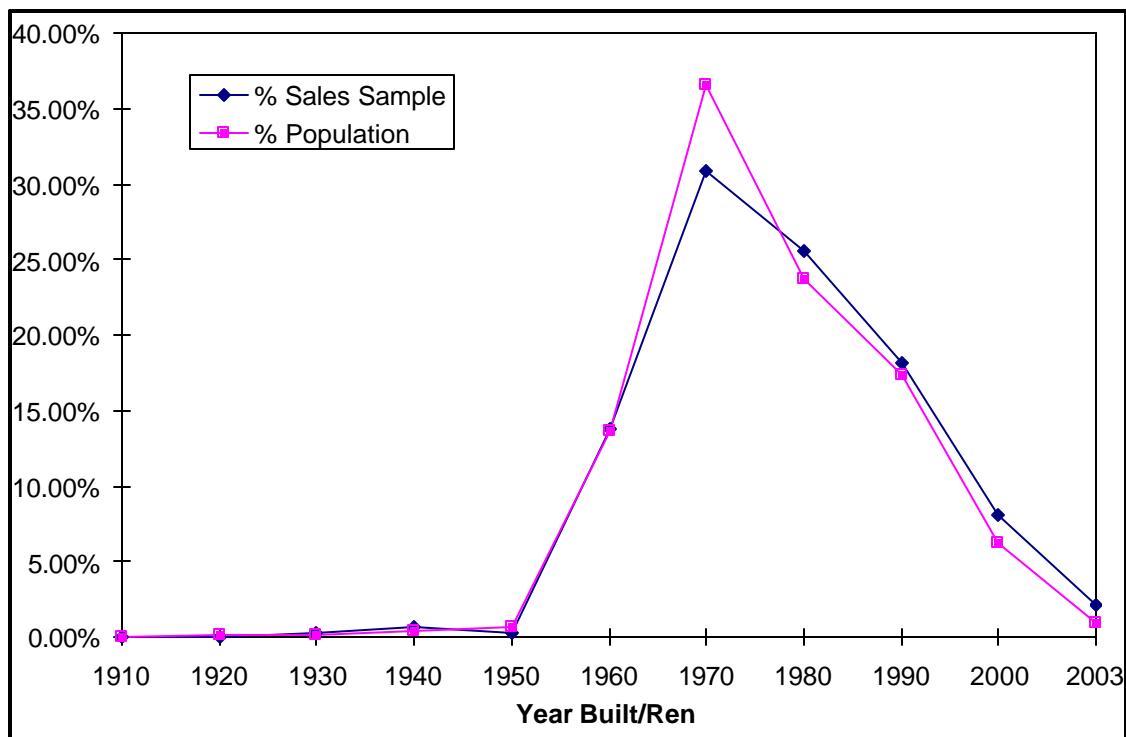
Summary of Findings:

The analysis for this area consisted of a general review of applicable characteristics such as building grade, age condition, stories, living areas, views, lot size, land problems and neighborhoods. The analysis did not indicate characteristics, having adequate representation, that required adjustment to improve uniformity. Therefore it is recommended that this area receive no further adjustment for the 2003 assessment roll

The Annual Update values described in this report improve assessment levels, uniformity and equity. It is recommended that the 2002 roll values should be carried forward and posted to the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

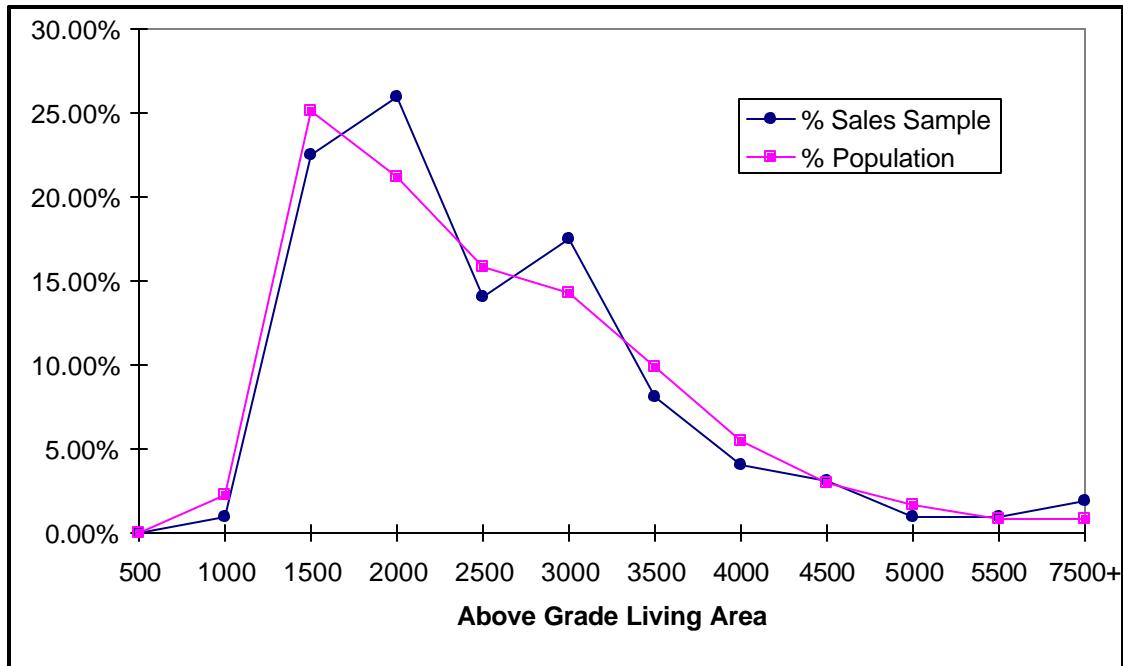
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	2	0.06%
1920	0	0.00%	1920	3	0.09%
1930	1	0.31%	1930	7	0.21%
1940	2	0.63%	1940	14	0.42%
1950	1	0.31%	1950	22	0.65%
1960	44	13.75%	1960	458	13.62%
1970	99	30.94%	1970	1232	36.63%
1980	82	25.63%	1980	797	23.70%
1990	58	18.13%	1990	585	17.40%
2000	26	8.13%	2000	212	6.30%
2003	7	2.19%	2003	31	0.92%
	320			3363	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

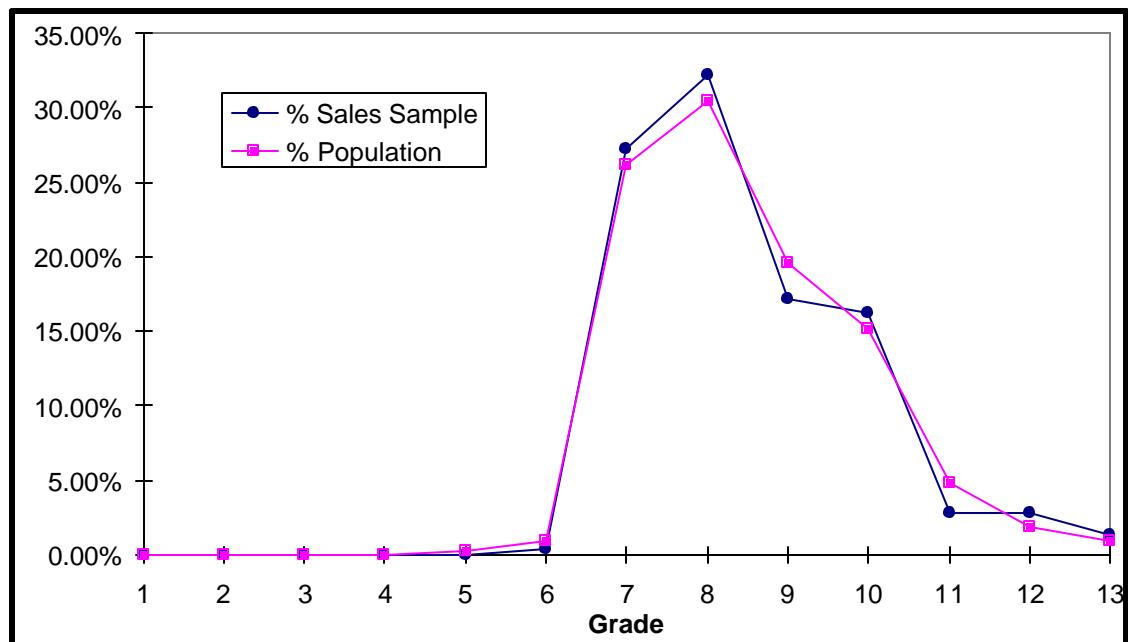
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	3	0.94%	1000	75	2.23%
1500	72	22.50%	1500	844	25.10%
2000	83	25.94%	2000	713	21.20%
2500	45	14.06%	2500	531	15.79%
3000	56	17.50%	3000	481	14.30%
3500	26	8.13%	3500	332	9.87%
4000	13	4.06%	4000	182	5.41%
4500	10	3.13%	4500	98	2.91%
5000	3	0.94%	5000	54	1.61%
5500	3	0.94%	5500	26	0.77%
7500+	6	1.88%	7500+	27	0.80%
	320			3363	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	6	0.18%
6	1	0.31%	6	30	0.89%
7	87	27.19%	7	881	26.20%
8	103	32.19%	8	1026	30.51%
9	55	17.19%	9	659	19.60%
10	52	16.25%	10	510	15.17%
11	9	2.81%	11	160	4.76%
12	9	2.81%	12	61	1.81%
13	4	1.25%	13	30	0.89%
	320			3363	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Because of uniform and satisfactory assessment levels in this area, no separate analysis of land values was performed. It is recommended that the 2002 land values be carried forward to the 2003 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation which required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2003 assessment roll.

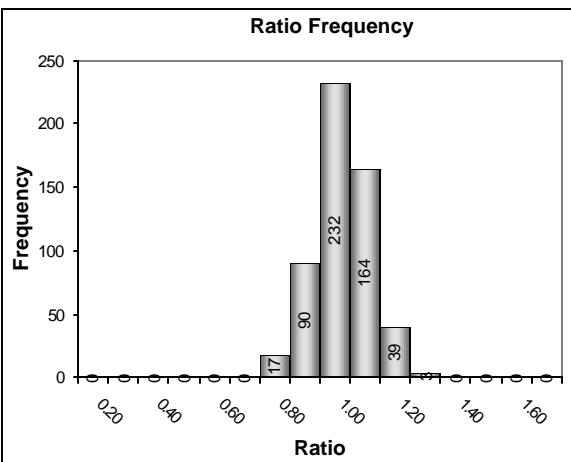
Ratio Studies

A ratio study of this annual update area is included in this report

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NE / Team 2	Lien Date: 01/01/2003	Date of Report: 6/9/2003	Sales Dates: 1/2001 - 12/2002
Area 47	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 545			
<i>Mean Assessed Value</i> 393,800			
<i>Mean Sales Price</i> 408,200			
<i>Standard Deviation AV</i> 224,869			
<i>Standard Deviation SP</i> 236,657			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.971			
<i>Median Ratio</i> 0.969			
<i>Weighted Mean Ratio</i> 0.965			
UNIFORMITY			
<i>Lowest ratio</i> 0.721			
<i>Highest ratio:</i> 1.220			
<i>Coefficient of Dispersion</i> 7.28%			
<i>Standard Deviation</i> 0.089			
<i>Coefficient of Variation</i> 9.20%			
<i>Price Related Differential (PRD)</i> 1.006			
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i> 0.961			
<i>Upper limit</i> 0.978			
<i>95% Confidence: Mean</i>			
<i>Lower limit</i> 0.963			
<i>Upper limit</i> 0.978			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 5057			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.089			
<i>Recommended minimum:</i> 13			
<i>Actual sample size:</i> 545			
<i>Conclusion:</i> OK			
NORMALITY			
<i>Binomial Test</i>			
<i># ratios below mean:</i> 276			
<i># ratios above mean:</i> 269			
<i>Z:</i> 0.300			
<i>Conclusion:</i> Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 47

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	212505	9074	10/29/01	520000	1490	220	7	1955	4	43560	N	N	2803 122ND PL NE
3	222505	9072	12/26/01	650000	1570	0	7	1928	2	67518	N	N	2660 134TH AV NE
3	222505	9202	8/27/01	499950	1930	710	7	1969	3	32670	N	N	2431 134TH AV NE
3	419160	0050	2/27/02	271500	1940	0	7	1967	3	9898	N	N	12821 NE 68TH ST
3	108890	0140	2/21/01	570000	2310	0	7	1955	4	71438	N	N	24 BRIDLEWOOD CIR
3	152505	9074	4/11/02	419000	2500	0	7	1955	3	35802	N	N	4230 140TH AV NE
3	152505	9074	1/18/01	400000	2500	0	7	1955	3	35802	N	N	4230 140TH AV NE
3	124150	0351	7/2/01	629650	4130	0	7	1976	4	35741	N	N	6424 126TH AV NE
3	613750	0300	10/18/02	450000	1290	790	8	1934	5	40885	N	N	4048 140TH AV NE
3	222505	9179	3/28/01	477000	1420	1380	8	2002	3	29751	N	N	3042 140TH AV NE
3	866940	0040	6/10/02	587500	1570	900	8	1966	4	35200	N	N	13800 NE 40TH ST
3	866940	0290	7/29/02	465000	1610	1100	8	1961	3	49658	N	N	4725 137TH AV NE
3	172700	0710	10/8/02	401000	1620	780	8	1968	4	14742	N	N	3316 129TH AV NE
3	866940	0250	5/14/02	500000	1630	0	8	1965	4	44866	N	N	4433 137TH AV NE
3	068760	0010	8/9/01	370000	1660	500	8	1974	4	38520	N	N	11605 NE 30TH PL
3	172700	0620	10/10/02	445000	1670	100	8	1972	3	16575	N	N	13016 NE 32ND PL
3	108890	0015	6/5/01	517500	1720	0	8	1955	4	79279	N	N	32 BRIDLEWOOD CIR
3	172700	0310	11/22/02	434000	1720	520	8	1969	4	37800	N	N	12802 NE 36TH ST
3	222505	9148	6/21/01	550000	1860	950	8	1960	4	41075	N	N	2827 134TH AV NE
3	678930	0065	8/15/01	590000	1910	1700	8	1958	4	53085	N	N	12230 NE 32ND ST
3	172700	0970	9/20/01	482500	2040	0	8	1970	4	15640	N	N	12806 NE 34TH PL
3	212505	9140	3/15/02	510000	2180	0	8	1972	4	43560	N	N	3410 119TH AV NE
3	212505	9140	5/29/01	499500	2180	0	8	1972	4	43560	N	N	3410 119TH AV NE
3	222505	9196	8/10/01	464000	2320	0	8	1988	4	38332	N	N	14059 NE 40TH ST
3	222505	9066	6/18/01	586780	2420	0	8	1941	3	40510	N	N	3207 134TH AV NE
3	152505	9198	9/26/02	600000	2440	0	8	1978	3	40946	N	N	13204 NE 45TH ST
3	779600	0050	10/17/01	560000	2770	0	8	1960	3	38330	N	N	6126 130TH AV NE
3	152505	9244	12/12/01	460000	2820	0	8	1976	3	37026	N	N	4026 140TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	634500	0170	6/12/02	605000	2850	0	8	1967	4	38920N	N		13422 NE 47TH ST
3	678930	0070	11/28/01	425000	2860	0	8	1966	5	43625N	N		12212 NE 32ND ST
3	779600	0120	8/23/02	610000	2880	0	8	1962	3	41250N	N		12822 NE 61ST ST
3	212505	9081	12/17/02	429000	2950	0	8	1956	4	60112N	N		2823 122ND PL NE
3	379100	0110	1/18/01	500000	1650	1260	9	1964	4	38465N	N		3022 137TH AV NE
3	172700	0830	3/25/02	490000	1680	1100	9	1972	4	15080N	N		12808 NE 36TH ST NE
3	946470	0520	4/29/02	530000	1710	770	9	1979	3	35098N	N		3303 142ND PL NE
3	773241	0010	2/20/02	346500	1780	0	9	1988	3	9920N	N		5718 147TH AV NE
3	172700	0260	12/19/02	438000	1810	560	9	1969	4	44431N	N		12608 NE 36TH PL
3	773241	0040	4/8/02	360000	1810	0	9	1987	3	9380N	N		5776 147TH AV NE
3	379100	0020	8/2/02	589000	1920	0	9	1967	4	34830N	N		13424 NE 30TH ST
3	172700	0800	9/10/02	540000	1950	1950	9	1973	3	22680N	N		12820 NE 36TH ST
3	152505	9246	8/27/02	489900	1960	0	9	1978	3	33522N	N		4615 140TH AV NE
3	172700	0060	8/20/01	529700	2010	450	9	1972	4	39000N	N		13108 NE 36TH ST
3	066280	0040	7/9/02	642000	2020	1040	9	1972	4	35250N	N		13432 NE 36TH PL
3	946470	0190	4/1/02	670000	2130	920	9	1979	3	35098N	N		3510 142ND PL NE
3	172660	0110	12/19/02	435000	2260	0	9	1977	4	14000N	N		3113 130TH PL NE
3	106550	0080	12/18/02	475000	2310	0	9	1986	3	46173N	N		13605 NE 48TH PL
3	068760	0150	9/4/02	410950	2340	0	9	1974	4	31605N	N		11616 NE 30TH PL
3	779600	0030	8/21/02	510000	2420	0	9	1968	4	35038N	N		6229 132ND AV NE
3	946470	0020	7/28/02	490100	2420	0	9	1979	4	32046N	N		3912 142ND PL NE
3	172660	0080	8/15/02	380000	2450	0	9	1976	4	12600N	N		3017 130TH PL NE
3	773241	0430	3/1/01	485000	2450	0	9	1987	3	7810N	N		14595 NE 57TH ST
3	773241	0220	9/7/01	470000	2500	0	9	1987	3	8866N	N		14586 NE 58TH ST
3	108810	0380	11/15/02	635000	2510	980	9	1966	4	41850N	N		13220 NE 66TH ST
3	133110	0100	4/16/01	503000	2520	660	9	1970	4	34900N	N		5212 135TH AV NE
3	311710	0130	5/5/02	560000	2580	1110	9	1975	4	12825N	N		2501 131ST PL NE
3	108900	0190	6/1/01	519000	2590	0	9	1975	3	14220N	N		2806 131ST PL NE
3	172700	0050	10/18/02	475000	2600	0	9	1969	4	35190N	N		13118 NE 36TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	773241	0230	3/12/01	465000	2630	0	9	1987	3	8860	N	N	14572 NE 58TH ST
3	779600	0135	11/9/01	610000	2640	0	9	1961	3	39396	N	N	6150 128TH AV NE
3	773241	0060	6/12/01	478000	2650	0	9	1987	3	12792	N	N	5832 147TH AV NE
3	172700	1100	7/18/02	609000	2680	0	9	1972	3	15106	N	N	12911 NE 32ND PL
3	172700	0720	9/23/02	535000	2700	0	9	1969	5	14960	N	N	3322 129TH AV NE
3	634500	0130	5/28/02	662000	2700	0	9	1974	3	36100	N	N	13431 NE 47TH ST
3	866940	0160	2/15/01	695000	2770	1350	9	1962	4	34800	N	N	13660 NE 42ND ST
3	124270	0061	8/23/02	710000	2790	1320	9	1995	3	25056	Y	N	12338 NE 24TH ST
3	124150	0214	2/25/02	460000	2890	0	9	1992	3	7233	N	N	12624 NE 66TH PL
3	930440	0090	2/15/01	512500	2890	0	9	1977	3	29025	N	N	13613 NE 26TH PL
3	108810	0480	10/23/01	639000	2910	0	9	1970	4	31500	N	N	6306 135TH AV NE
3	172660	0290	6/21/01	475000	2980	0	9	1977	4	13543	N	N	2923 131ST PL NE
3	172660	0350	12/5/01	599000	3090	0	9	1977	3	24000	N	N	2816 131ST PL NE
3	108810	0040	1/14/02	599950	3230	0	9	1964	3	32550	N	N	13331 NE 61ST ST
3	222505	9358	8/6/02	698000	3240	0	9	2002	3	16702	N	N	2648 140TH AV NE
3	108900	0070	10/29/01	636450	3290	0	9	1975	5	13500	N	N	2623 131ST PL NE
3	066280	0030	3/22/02	637000	3300	0	9	1970	5	31900	N	N	13427 NE 36TH PL
3	666910	0150	11/19/01	965000	3720	1000	9	1972	4	35960	N	N	3825 132ND AV NE
3	124270	0062	10/31/02	740000	3730	0	9	1995	3	25570	N	N	12340 NE 24TH ST
3	930440	0100	6/14/01	520000	3760	0	9	1978	3	25650	N	N	13609 NE 26TH PL
3	666740	0110	5/7/01	601250	1930	940	10	1982	3	38000	N	N	13202 NE 55TH PL
3	946470	0250	7/17/01	659000	2300	1180	10	1979	4	35098	N	N	3314 142ND PL NE
3	222505	9141	1/22/02	700000	2340	1790	10	1999	3	29751	N	N	3026 140TH AV NE
3	106550	0100	11/1/02	685000	2380	480	10	1975	4	32490	N	N	13709 NE 48TH PL
3	108870	0120	9/23/02	460000	2550	0	10	1988	3	9395	N	N	14251 NE 27TH ST
3	750100	0380	4/12/01	495000	2570	0	10	1989	3	11430	N	N	4819 118TH AV NE
3	108870	0190	6/12/01	545000	2640	0	10	1988	3	10402	N	N	14310 NE 27TH ST
3	108870	0450	9/20/01	565000	2660	0	10	1987	3	9355	N	N	14152 NE 27TH ST
3	108870	0230	4/18/01	550000	2680	0	10	1988	3	10748	N	N	2706 142ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	946470	0070	6/12/02	645000	2680	0	10	1981	3	31828N	N		3810 142ND PL NE
3	189670	0070	7/10/01	625000	2720	0	10	1976	4	34768N	N		13702 NE 28TH ST
3	189670	0070	7/23/02	575000	2720	0	10	1976	4	34768N	N		13702 NE 28TH ST
3	189670	0070	7/29/02	575000	2720	0	10	1976	4	34768N	N		13702 NE 28TH ST
3	108870	0460	10/21/02	538500	2770	0	10	1987	3	9002N	N		14136 NE 27TH ST
3	176260	0310	4/30/01	797500	2810	0	10	1984	3	28093N	N		4143 118TH AV NE
3	152505	9180	4/19/01	650000	2850	0	10	1987	3	34848N	N		4740 140TH AV NE
3	172700	0440	6/14/01	775000	2870	0	10	1969	5	35590N	N		3625 130TH AV NE
3	108870	0160	2/24/01	542500	2880	0	10	1987	3	12546N	N		14373 NE 27TH ST
3	803580	0080	4/4/01	700000	2890	0	10	1981	3	43499N	N		11740 NE 39TH ST
3	222505	9258	2/16/01	749000	2920	0	10	1974	4	34848N	N		13432 NE 25TH ST
3	946470	0320	6/1/01	742000	3020	0	10	1979	4	35098N	N		3204 142ND PL NE
3	946470	0640	12/16/02	587000	3060	0	10	1979	4	31605N	N		3903 142ND PL NE
3	212505	9172	6/5/01	550000	3090	0	10	1978	4	31806N	N		3103 120TH AV NE
3	108870	0430	9/23/02	645000	3100	0	10	1988	3	9001N	N		2713 142ND PL NE
3	108870	0350	10/7/02	589000	3120	0	10	1987	3	12507N	N		2755 142ND PL NE
3	946470	0580	1/2/02	750000	3210	0	10	1979	4	34992N	N		3603 142ND PL NE
3	773265	0030	3/27/02	690000	3210	0	10	1999	3	10967N	N		14499 NE 57TH ST
3	154250	0020	4/25/02	700000	3290	0	10	1981	4	37968N	N		5015 133RD AV NE
3	946470	0370	4/25/01	750450	3300	0	10	1978	3	38400N	N		3022 142ND PL NE
3	152505	9122	4/5/01	860000	3330	0	10	1958	4	37897N	N		13250 NE 40TH ST
3	176260	0160	6/19/01	752000	3340	0	10	1984	3	35096N	N		11714 NE 43RD PL
3	176260	0160	8/22/01	752000	3340	0	10	1984	3	35096N	N		11714 NE 43RD PL
3	176260	0160	2/12/01	749000	3340	0	10	1984	3	35096N	N		11714 NE 43RD PL
3	189670	0110	6/4/01	825000	3340	0	10	1978	3	37760N	N		13404 NE 28TH ST
3	750100	0220	7/24/02	575000	3360	0	10	1988	3	11548N	N		4922 119TH PL NE
3	613750	0280	6/5/02	894000	3400	1460	10	1981	4	32074N	N		14208 NE 40TH PL
3	750100	0190	5/11/01	669000	3500	0	10	1991	3	16919N	N		4910 119TH PL NE
3	108870	0490	4/4/01	647500	3620	0	10	1987	3	22986N	N		14048 NE 27TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	172785	0010	5/2/02	740000	3630	0	10	1984	4	20672N	N		3555 126TH AV NE
3	946470	0310	3/20/02	625000	3670	0	10	1979	4	35098N	N		3208 142ND PL NE
3	750100	0270	1/26/01	610000	3740	0	10	1991	3	13420N	N		11830 NE 48TH PL
3	222505	9359	11/27/01	650000	3740	0	10	2000	3	9808N	N		2620 140TH AV NE
3	946470	0450	9/24/02	695000	3770	0	10	1978	4	34400N	N		14104 NE 30TH PL
3	750100	0410	4/23/01	542000	3800	0	10	1990	3	11651N	N		11708 NE 48TH PL
3	222505	9113	12/11/02	828000	4310	0	10	1988	3	53367N	N		3410 140TH AV NE
3	946470	0110	12/19/02	610000	4460	0	10	1979	4	35316N	N		3704 142ND PL NE
3	212505	9129	5/10/01	1177000	4530	0	10	1979	5	43560N	N		3407 122ND PL NE
3	946470	0600	7/10/02	580000	2030	860	11	1979	4	34992N	N		3701 142ND PL NE
3	946470	0630	4/24/02	636000	3100	0	11	1979	4	31605N	N		3811 142ND PL NE
3	172785	0120	3/19/01	1100000	3270	1050	11	1988	5	22178N	N		3220 126TH AV NE
3	172785	0240	9/11/01	750000	3540	1490	11	1987	3	18010N	N		12725 NE 35TH PL
3	384850	0782	3/13/02	949500	3980	0	11	1990	3	40056Y	N		6728 134TH CT NE
3	133170	0060	11/26/01	926000	4020	0	11	1986	3	38820N	N		13561 NE 54TH PL
3	222505	9325	8/1/01	1100000	4110	0	11	1984	3	54261N	N		3530 140TH AV NE
3	152505	9082	10/8/02	1575000	4400	0	11	2001	3	63597N	N		4530 132ND AV NE
3	212505	9045	3/26/01	969000	5800	0	11	1990	4	54342N	N		3510 116TH AV NE
3	222505	9357	4/10/02	1780000	3670	1150	12	2000	3	35001N	N		2828 140TH AV NE
3	222505	9333	4/8/02	1010000	4290	0	12	1987	3	41075N	N		2835 134TH AV NE
3	152505	9105	4/10/01	1700000	4500	0	12	1999	3	42214N	N		4014 134TH AV NE
3	222505	9363	10/9/01	1420000	4830	0	12	2000	3	52105N	N		3038 140TH AV NE
3	133170	0050	2/1/02	1100000	5030	0	12	1986	3	35001N	N		13557 NE 54TH PL
3	666910	0120	5/23/02	1600000	5350	1510	12	1992	3	33600N	N		13121 NE 38TH PL
3	779600	0080	2/20/02	1530000	5720	0	12	2000	3	34800N	N		12929 NE 61ST PL
3	384850	0781	4/23/02	1995000	6360	0	12	2001	3	40936N	N		6718 134TH CT NE
3	152505	9262	2/21/02	1440000	6390	0	12	2001	3	43800N	N		5329 140TH AV NE
3	132900	0170	5/9/01	1300000	4155	0	13	1998	3	34204N	N		13875 NE 32ND PL
3	222505	9346	8/5/02	1050000	4410	0	13	1989	3	35010N	N		2723 140TH AV NE

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3	132900	0130	11/7/02	1885000	4710	0	13	1998	3	33886N	N		13710 NE 32ND PL
3	131047	0060	6/12/02	1875000	6690	0	13	1990	3	35100N	N		13900 NE 31ST PL
4	232505	9098	9/18/01	245000	1080	0	6	1958	4	10018N	N		3021 164TH AV NE
4	329850	0220	7/16/02	265000	960	570	7	1960	4	7280N	N		1621 169TH AV NE
4	329840	0490	12/20/01	206000	990	0	7	1960	4	7350N	N		1613 NE 166TH PL
4	329850	0280	9/19/02	223000	990	0	7	1960	4	9347N	N		16902 NE 17TH PL
4	404070	0320	12/30/02	229950	1080	0	7	1961	4	7700N	N		16859 NE 14TH PL
4	329840	0160	12/9/02	239950	1100	0	7	1960	4	7350N	N		1618 166TH AV NE
4	329840	0220	10/25/01	218225	1100	0	7	1960	3	7350N	N		1625 167TH AV NE
4	329850	0010	7/30/01	180000	1100	0	7	1960	4	7280N	N		1656 168TH AV NE
4	329850	0100	2/13/02	233900	1100	0	7	1960	3	7280N	N		1631 168TH PL NE
4	329850	0250	6/28/01	213950	1100	0	7	1960	3	7280N	N		1639 169TH AV NE
4	329850	0680	8/16/01	213000	1100	0	7	1960	3	7828N	N		16934 NE 16TH PL
4	329850	0640	5/30/01	227500	1110	470	7	1960	3	5040N	N		16918 NE 16TH PL
4	025970	0330	7/10/02	299950	1140	530	7	1966	4	8056N	N		16720 NE 28TH ST
4	025980	0180	4/18/01	215000	1140	0	7	1965	4	8240N	N		2118 168TH AV NE
4	025980	0780	6/17/02	303000	1140	400	7	1966	4	7931N	N		16716 NE 20TH ST
4	025980	0890	9/20/02	246000	1140	0	7	1964	3	7622N	N		2209 168TH AV NE
4	618960	0010	12/12/02	262500	1150	0	7	1968	3	9630N	N		1504 168TH AV NE
4	404070	0030	10/18/02	235500	1170	0	7	1961	4	8250N	N		1418 169TH PL NE
4	025960	0100	11/14/02	191000	1190	920	7	1964	3	9605N	N		2608 164TH AV NE
4	025960	0870	4/17/01	276000	1190	1140	7	1964	3	8760N	N		2702 167TH AV NE
4	404070	0280	7/17/01	220000	1200	0	7	1961	4	7800N	N		1455 168TH PL NE
4	691870	0310	6/12/01	269500	1200	350	7	1965	2	7200N	N		16211 NE 19TH PL
4	025980	0990	11/8/01	282000	1210	350	7	1964	4	5320N	N		2223 167TH PL NE
4	025960	0520	8/15/01	230000	1220	0	7	1963	4	7210N	N		16610 NE 25TH ST
4	025960	0900	1/29/01	233000	1220	0	7	1964	3	9310N	N		2720 167TH AV NE
4	404070	0070	3/13/01	235000	1220	0	7	1961	4	8250N	N		1446 169TH PL NE
4	025960	0800	11/9/01	251000	1230	500	7	1965	3	7700N	N		16525 NE 27TH ST

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4	025960	0110	11/20/02	279000	1240	550	7	1964	3	9605N	N	2612 164TH AV NE	
4	025960	0350	5/17/01	235000	1250	0	7	1963	3	8208N	N	2412 165TH PL NE	
4	025960	0350	5/28/02	232000	1250	0	7	1963	3	8208N	N	2412 165TH PL NE	
4	025960	1000	1/2/01	209710	1250	0	7	1964	3	7200N	N	2728 165TH AV NE	
4	025980	0230	7/17/02	279000	1250	0	7	1965	3	7107N	N	2012 168TH AV NE	
4	025980	0910	6/27/01	239950	1250	0	7	1965	4	7107N	N	2221 168TH AV NE	
4	025960	0660	4/2/01	282400	1270	670	7	1963	3	5850N	N	2533 166TH AV NE	
4	025970	0100	11/7/02	240000	1270	0	7	1965	3	13225N	N	16712 NE 29TH ST	
4	025980	0580	1/12/01	235000	1310	0	7	1965	3	6930N	N	2216 167TH AV NE	
4	025970	0340	3/26/01	305900	1330	700	7	1965	4	8056N	N	16728 NE 28TH ST	
4	025980	0810	2/23/01	270000	1330	800	7	1965	3	8240N	N	2007 NE 168TH ST	
4	025980	1170	7/20/01	279000	1330	640	7	1966	4	7210N	N	2116 NE 166TH PL	
4	775240	0005	12/10/01	247950	1340	400	7	1957	3	9525N	N	2513 162ND AV NE	
4	775200	0110	8/26/02	280000	1370	0	7	1956	4	10050N	N	16245 NE 27TH ST	
4	775180	0110	1/2/02	303500	1380	320	7	1955	4	10050N	N	16047 NE 27TH ST	
4	329850	0870	2/26/01	164000	1390	0	7	1960	4	7350N	N	16919 NE 16TH PL	
4	025980	0160	4/17/02	289900	1400	0	7	1965	3	7210N	N	2212 168TH AV NE	
4	025980	0140	2/27/01	250000	1430	0	7	1965	4	7210N	N	2226 168TH AV NE	
4	025960	0580	5/22/01	250000	1460	0	7	1963	3	7957N	N	16617 NE 26TH ST	
4	025960	0610	11/11/02	275300	1460	0	7	1963	3	10296N	N	16632 NE 26TH ST	
4	025980	0060	5/16/02	254000	1470	0	7	1965	3	8395N	N	16734 NE 23RD PL	
4	775160	0110	4/2/01	265000	1490	0	7	1957	4	11360N	N	2421 161ST AV NE	
4	775240	0035	9/10/02	271900	1520	0	7	1957	3	9592N	N	2506 162ND AV NE	
4	775160	0055	4/24/01	245000	1530	0	7	1956	3	11360N	N	2410 159TH AV NE	
4	775200	0065	7/10/01	225000	1550	0	7	1957	4	10050N	N	16222 NE 27TH ST	
4	025970	0230	12/19/01	226000	1560	0	7	1966	3	6300N	N	16749 NE 29TH ST	
4	025980	1050	10/23/01	180000	1560	0	7	1966	3	7144N	N	2203 167TH AV NE	
4	068610	0620	5/9/01	262000	1560	0	7	1966	4	5800N	N	17128 NE 23RD ST	
4	329840	0470	1/24/02	255000	1560	0	7	1960	4	8925N	N	16459 NE 17TH PL	

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4	775220	0010	5/15/02	299000	1560	0	7	1957	4	9440N	N		16113 NE 26TH ST
4	737630	0080	12/4/01	233000	1570	0	7	1959	4	10350N	N		16224 NE 28TH ST
4	775240	0070	12/6/01	291000	1570	0	7	1957	4	9492N	N		2515 164TH AV NE
4	404070	0050	7/29/02	257000	1580	0	7	1961	3	8250N	N		1430 169TH PL NE
4	775160	0035	6/5/01	271500	1590	0	7	1955	3	11360N	N		2421 160TH AV NE
4	775220	0090	4/19/02	275000	1590	0	7	1957	4	9990N	N		16255 NE 26TH ST
4	775200	0025	8/28/01	269500	1610	0	7	1956	4	10050N	N		16237 NE 28TH ST
4	025970	0180	4/3/01	289950	1650	0	7	1966	4	8250N	N		16615 NE 30TH ST
4	775180	0015	4/24/02	276000	1650	0	7	1957	4	10050N	N		16023 NE 28TH ST
4	691860	0120	5/2/01	249950	1660	0	7	1964	4	8820N	N		16224 NE 18TH ST
4	775160	0135	1/14/02	263800	1690	0	7	1955	4	11360N	N		2420 160TH AV NE
4	775240	0050	9/24/01	280000	1690	400	7	1958	4	10050N	N		16230 NE 25TH ST
4	691870	0100	11/27/02	289000	1720	0	7	1966	3	7200N	N		16210 NE 19TH PL
4	691870	0100	6/13/01	229000	1720	0	7	1966	3	7200N	N		16210 NE 19TH PL
4	775220	0045	7/26/02	272950	1760	0	7	1957	4	10858N	N		2406 161ST AV NE
4	691870	0240	9/17/01	249950	1780	0	7	1966	3	7250N	N		16209 NE 19TH PL
4	329850	0390	7/31/02	350000	1935	0	7	1960	5	7280N	N		1632 171ST AV NE
4	775240	0105	4/18/02	266000	1950	0	7	1958	4	11250N	N		16247 NE 25TH ST
4	242505	9061	6/5/02	286000	1970	0	7	1937	3	18730N	N		16605 NE 30TH ST
4	068610	0840	10/9/02	280000	1980	0	7	1963	4	5510N	N		16824 NE 19TH PL
4	025980	0070	12/16/02	260000	1990	0	7	1965	4	7935N	N		16742 NE 23RD PL
4	775240	0060	6/14/02	290000	2140	0	7	1958	4	10050N	N		16244 NE 25TH ST
4	775220	0100	8/2/02	282500	2540	0	7	1957	4	11100N	N		16214 NE 24TH ST
4	691870	0130	4/25/02	330000	2780	0	7	1965	4	6300N	N		16230 NE 19TH PL
4	572800	0110	5/4/01	285000	1180	780	8	1973	3	9000N	N		17114 NE 30TH PL
4	572800	0180	10/31/02	311200	1180	500	8	1973	3	9975N	N		17121 NE 30TH PL
4	666100	0070	4/30/02	309500	1180	450	8	1975	4	9600N	N		17015 NE 29TH PL
4	691860	0160	3/9/01	268000	1200	720	8	1965	4	8000N	N		1753 162ND AV NE
4	068630	0460	12/3/01	326000	1260	650	8	1965	3	8400N	N		16613 NE 18TH ST

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4	202040	0320	5/11/01	318500	1350	840	8	1979	3	8710N	N		3906 171ST PL NE
4	202040	0130	6/21/01	305000	1370	650	8	1979	3	8050N	N		16928 NE 38TH PL
4	068620	0740	2/25/02	291500	1390	500	8	1964	4	8000N	N		17004 NE 18TH ST
4	068630	1050	3/8/01	269000	1390	670	8	1965	4	7875N	N		1928 165TH PL NE
4	932850	0510	3/26/02	309000	1390	530	8	1974	3	7488N	N		16827 35TH ST NE
4	955730	0610	6/26/02	270000	1390	670	8	1971	3	7200Y	N		16926 NE 32ND ST
4	068645	0040	2/22/02	265500	1400	0	8	1968	4	7344N	N		3026 168TH PL NE
4	932850	0490	1/18/02	294950	1420	240	8	1975	3	7280N	N		16815 35TH ST NE
4	068645	0170	4/26/01	240000	1430	0	8	1968	4	7200N	N		16719 NE 32ND ST
4	242505	9145	10/4/02	350000	1430	470	8	1978	3	9583N	N		17105 37TH ST NE
4	720587	0070	1/29/01	339500	1440	500	8	1987	3	6484N	N		3508 167TH PL NE
4	932850	0090	6/12/02	375000	1440	1210	8	1975	4	9120N	N		3522 170TH PL NE
4	932850	0590	1/16/01	293000	1440	520	8	1974	3	6624N	N		16911 35TH ST NE
4	955730	0030	2/16/01	275000	1450	420	8	1973	3	7245N	N		3309 172ND AV NE
4	955730	0690	1/24/02	309895	1460	420	8	1970	4	11615Y	N		16903 NE 32ND ST
4	252505	9160	1/14/02	288000	1480	710	8	1975	4	11913N	N		16830 NORTHUP WY
4	932850	0610	4/18/02	360000	1490	560	8	1974	3	6262N	N		16923 35TH ST NE
4	068620	0596	7/17/01	267000	1500	0	8	1966	4	7700N	N		1920 172ND AV NE
4	183030	0030	11/4/02	320000	1540	1310	8	1976	4	7154N	N		3020 169TH AV NE
4	932850	0250	9/26/02	385000	1550	1470	8	1974	3	7102Y	N		3516 169TH AV NE
4	068645	0540	1/28/02	339450	1560	0	8	1978	3	7876N	N		16607 NE 32ND ST
4	068620	0330	10/1/02	276000	1570	0	8	1965	4	7680N	N		16813 NE 19TH PL
4	183030	0110	7/29/02	315000	1590	580	8	1973	3	10780N	N		3053 169TH AV NE
4	068620	1230	7/26/01	270000	1600	0	8	1965	4	8330N	N		16717 NE 18TH ST
4	720587	0140	8/20/01	354000	1610	500	8	1988	3	9567N	N		16732 NE 35TH ST
4	666100	0110	3/6/02	317450	1640	750	8	1975	3	7210N	N		17121 NE 29TH PL
4	932850	0070	11/15/02	285000	1640	0	8	1975	4	7176N	N		3510 170TH PL NE
4	932850	0160	8/8/01	279950	1660	0	8	1975	4	7700Y	N		3518 170TH AV NE
4	068620	0640	6/15/01	279000	1750	0	8	1965	4	8000N	N		1905 172ND AV NE

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4	068620	1000	7/3/01	288000	1780	0	8	1964	4	7260	N	N	1825 170TH AV NE
4	068640	0530	9/4/01	310000	1780	750	8	1967	4	7210	N	N	16870 NE 24TH PL
4	068640	0530	6/4/02	272000	1780	750	8	1967	4	7210	N	N	16870 NE 24TH PL
4	232505	9117	1/28/02	475000	1800	0	8	2000	3	11025	N	N	3015 164TH AV NE
4	068630	0640	12/12/02	290000	1810	0	8	1965	4	8750	N	N	1912 164TH AV NE
4	720587	0160	8/16/02	336000	1820	0	8	1987	3	7966	N	N	16721 NE 35TH ST
4	068630	0230	12/20/02	315000	1840	0	8	1966	4	5320	N	N	1816 167TH AV NE
4	720587	0100	2/8/02	326000	1850	640	8	1988	3	7491	N	N	3521 167TH PL NE
4	068620	1010	9/20/02	330000	1860	0	8	1964	4	7700	N	N	1819 170TH AV NE
4	955730	0760	3/22/01	338000	1860	0	8	1971	4	9975	N	N	17003 NE 32ND ST
4	068645	0330	3/21/02	369950	1880	0	8	1968	4	12155	N	N	3029 168TH AV NE
4	068610	0750	1/16/02	300000	1890	0	8	1963	4	7920	N	N	16911 NE 19TH PL
4	068640	0060	11/11/02	295000	1890	0	8	1967	4	8034	N	N	2627 168TH AV NE
4	720587	0110	9/4/01	310000	1890	0	8	1988	3	7457	N	N	3515 167TH PL NE
4	068620	0575	7/30/02	302000	1910	0	8	1966	4	8800	N	N	1900 172ND AV NE
4	720587	0230	3/12/02	365000	1910	0	8	1988	3	11032	N	N	16789 NE 35TH ST
4	068640	0550	1/3/01	249000	2000	0	8	1967	4	11200	N	N	2454 168TH PL NE
4	720587	0080	8/7/02	340000	2000	0	8	1987	3	6482	N	N	3514 167TH PL NE
4	242505	9162	8/19/02	420000	2060	0	8	1994	3	9561	N	N	17036 NE 31ST CT
4	666100	0100	5/21/02	336000	2100	0	8	1975	4	7844	N	N	17115 NE 29TH PL
4	720587	0260	12/19/01	390000	2130	0	8	1988	3	6569	N	N	16801 NE 35TH ST
4	669680	0160	5/10/02	455000	2150	0	8	1986	3	10491	N	N	16205 NE 29TH ST
4	932850	0500	2/12/01	302500	2160	0	8	1975	3	7560	N	N	16821 35TH ST NE
4	932850	0300	3/18/02	357500	2260	0	8	1974	4	7700	N	N	16820 35TH PL NE
4	932850	0300	3/23/01	340000	2260	0	8	1974	4	7700	N	N	16820 35TH PL NE
4	669680	0310	7/25/01	349900	2280	0	8	1985	3	9519	N	N	2855 160TH PL NE
4	720587	0120	8/27/02	353900	2280	0	8	1987	3	6481	N	N	3511 167TH PL NE
4	202040	0200	4/15/02	352500	2290	0	8	1979	3	8250	N	N	17007 38TH PL NE
4	242505	9112	12/3/01	361000	2290	0	8	1969	5	15246	N	N	3040 164TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	669680	0220	8/16/01	330000	2290	0	8	1985	3	10343N	N		16212 NE 29TH ST
4	932850	0280	7/2/01	321000	2340	0	8	1974	3	8800N	N		16832 35TH PL NE
4	068640	0070	5/7/02	325000	2350	0	8	1967	3	7210N	N		2621 168TH AV NE
4	068645	0420	6/18/02	345000	2360	0	8	1969	4	7200N	N		16808 NE 30TH ST
4	955730	0220	3/16/01	338000	2370	0	8	1972	4	7575N	N		3228 170TH AV NE
4	202040	0260	11/14/01	315000	2400	0	8	1979	3	7700N	N		17039 38TH PL NE
4	419350	0170	3/30/01	375000	2530	0	8	1972	4	7875N	N		2914 NE 165TH PL
4	775250	0060	2/26/02	385000	2540	0	8	1984	4	9940N	N		15805 NE 27TH PL
4	202040	0110	7/3/01	340000	2710	0	8	1979	4	7888N	N		17008 NE 38TH PL
4	068630	0780	3/7/02	335000	2790	0	8	1966	4	7826N	N		2109 165TH PL NE
4	068620	0120	11/12/02	339900	2890	0	8	1965	4	8560N	N		2119 172ND AV NE
4	242505	9025	10/11/02	444000	2950	0	8	1997	3	8447N	N		16637 NE 30TH ST
4	232505	9116	3/18/02	562500	2970	0	8	2001	3	11025N	N		3009 164TH AV NE
4	242505	9172	1/10/01	467500	3070	0	8	1997	3	6848N	N		16671 NE 30TH ST
4	068650	0070	2/7/02	348000	3320	0	8	1966	3	10009N	N		1904 161ST AV NE
4	068645	0300	8/1/01	440000	5750	0	8	1968	4	6200N	N		3022 167TH AV NE
4	103670	0040	2/1/02	305000	1840	0	9	1975	3	5418N	N		1404 170TH PL NE
4	103670	0190	6/25/02	280000	1870	0	9	1975	3	4200N	N		1439 170TH PL NE
4	103670	0200	8/6/01	305000	1910	0	9	1974	3	5115N	N		1437 170TH PL NE
4	932851	0080	10/25/02	365000	2140	0	9	1988	3	7209N	N		17024 NE 37TH PL
4	103670	0100	3/11/02	302000	2390	0	9	1975	3	3600N	N		1422 170TH PL NE
4	932851	0020	2/1/02	388000	2400	0	9	1987	3	8938N	N		17158 NE 37TH PL
4	415980	0100	11/4/02	480000	2660	0	9	1996	3	28953N	N		3109 170TH AV NE
4	932851	0340	1/3/02	511000	2690	0	9	1988	3	8449N	N		3665 169TH AV NE
4	242505	9170	7/16/02	485000	2690	0	9	2001	3	9483N	N		3552 168TH AV NE
4	242505	9165	4/8/02	420000	2750	0	9	1997	3	7450N	N		3519 168TH AV NE
4	070600	0110	9/21/01	473000	2680	0	10	1995	3	10666N	N		2415 158TH PL NE
4	070600	0120	8/3/01	473000	2770	0	10	1994	3	11804N	N		2418 158TH PL NE
4	070600	0080	3/14/02	510000	2960	0	10	1995	3	10818N	N		2477 158TH PL NE

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Area 68
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	070600	0030	7/31/01	544586	2980	0	10	1994	3	10435	N	N	15812 NE 25TH PL
4	070600	0130	2/26/01	804000	5220	0	10	1994	3	20003	N	N	2436 158TH PL NE

Improved Sales Removed From Annual Update Analysis
Area 68
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	062710	0050	2/14/02	1540000	RELOCATION - SALE BY SERVICE
3	062710	0050	8/4/01	1540000	RELOCATION - SALE TO SERVICE
3	108570	0020	12/20/02	785000	RELOCATION - SALE BY SERVICE
3	108570	0020	2/17/02	785000	RELOCATION - SALE TO SERVICE
3	108900	0070	9/24/01	636450	RELOCATION - SALE TO SERVICE
3	124270	0047	2/14/01	280000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	124270	0050	1/29/01	380000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	132900	0150	3/4/02	1475000	RELOCATION - SALE BY SERVICE
3	132900	0150	9/15/01	1475000	RELOCATION - SALE TO SERVICE
3	152505	9114	7/30/01	698000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	172505	9088	5/2/02	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	172700	0380	6/28/01	775000	RELOCATION - SALE BY SERVICE
3	172700	0380	6/25/01	775000	RELOCATION - SALE TO SERVICE
3	172700	0670	3/20/02	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	212505	9087	12/11/01	139413	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
3	222505	9041	4/23/02	2081700	DORRatio
3	222505	9095	6/4/02	1950000	UnFinArea
3	222505	9109	9/18/02	1020000	PARTIAL INTEREST (103, 102, Etc.)
3	222505	9141	8/7/01	850000	CORPORATE AFFILIATES
3	222505	9144	8/28/02	61000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	222505	9211	5/8/01	5000000	%Compl DORRatio
3	222505	9354	6/5/02	12000000	Obsol
3	222505	9358	9/4/01	190000	DORRatio
3	311710	0140	3/4/02	480000	RELOCATION - SALE BY SERVICE
3	311710	0140	1/24/02	480000	RELOCATION - SALE TO SERVICE
3	379100	0070	7/5/01	470000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	384850	0781	2/27/01	4600000	DORRatio
3	666910	0160	1/10/02	710000	NON-REPRESENTATIVE SALE
3	750100	0200	5/9/02	611900	RELOCATION - SALE BY SERVICE
3	750100	0200	5/8/02	611900	RELOCATION - SALE TO SERVICE
3	866940	0220	7/19/02	480000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
3	866940	0340	9/27/02	490000	STATEMENT TO DOR
3	946470	0150	8/23/02	970000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
4	025960	0720	3/15/02	210000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	025980	0200	12/21/01	52500	RELATED PARTY, FRIEND, OR NEIGHBOR DORratio
4	068610	0120	10/16/02	240000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	068610	0490	8/14/01	210000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHG
4	068620	0601	6/13/01	206000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHG
4	068630	0110	9/19/02	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	068630	0970	1/29/02	65000	STATEMENT TO DOR DORRatio
4	068640	0720	3/1/02	3190000	UnFinArea
4	068645	0330	4/13/01	81000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR Ngh
4	103670	0020	6/25/02	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed From Annual Update Analysis
Area 68
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	232505	9086	3/27/01	235000	%Compl
4	232505	9086	4/8/02	212500	%Compl
4	232505	9116	3/27/01	218000	DORRatio
4	329850	0350	8/16/01	182430	EXEMPT FROM EXCISE TAX; RELO.- SALE BY SERVICE
4	329850	0870	2/26/01	51950	QUESTIONABLE PER SALES IDENTIFICATION DORRatio
4	618960	0070	11/15/02	103983	STATEMENT TO DOR DORRatio
4	666100	0060	11/8/01	220000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
4	666100	0210	7/17/01	131080	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4	669680	0130	11/6/02	91610	PARTIAL INTEREST (103, 102, Etc.) DORRatio
4	691860	0170	8/9/01	233500	RELOCATION - SALE BY SERVICE
4	691860	0170	8/1/01	233500	RELOCATION - SALE TO SERVICE
4	691870	0080	11/22/02	34962	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
4	775180	0070	8/15/01	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	775200	0105	1/8/02	81600	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
4	775240	0025	2/16/01	101034	QUIT CLAIM DEED DORRatio
4	780470	0030	3/6/01	170000	QUIT CLAIM DEED DORRatio
4	955730	0130	1/28/02	255000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

